



**CITY OF EUREKA
DEVELOPMENT SERVICES DEPARTMENT**

Brian Gerving, Interim Director

Community Development Division

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**NOTICE OF AVAILABILITY OF DRAFT
LOCAL COASTAL PROGRAM AMENDMENT
and
Notice of Eureka City Council Public Hearing**

NOTICE IS HEREBY GIVEN that the City is providing “Notice of Availability of draft Local Coastal Program amendment.” The draft Local Coastal Program (LCP) Amendment is available for review and includes an amendment to the Implementation Plan.

Project Title: *Text and Local Coastal Program (LCP) Amendment to raise the building height limit from 35 feet to 55 feet within the Coastal Service Commercial (CS) Zone District.*

Project Applicant: John Koehler

Case No.: LCP-19-0003/TA-19-0007

Applicability: Coastal Service Commercial (CS) Zone District only.

Project Description: The applicant is proposing to amend the Implementation Plan (IP) portion of the Local Coastal Program (LCP) to increase the building height limit from 35 feet to 55 feet within the Coastal Service Commercial (CS) Zone District. This amendment will provide consistency with the inland SC (Service Commercial) zoning district’s height limit established under the June 2019 Inland Zoning Code Update.

FURTHER, NOTICE IS HEREBY GIVEN the Eureka City Council will hold a public hearing on Tuesday, January 7, 2020, at 5:00 p.m., or as soon thereafter as the matter can be heard, in the Council Chamber, Eureka City Hall, 531 “K” Street, Eureka, California, to consider and make recommendation to the City Council on the draft Local Coastal Program amendment.

The City of Eureka will carry out the amendment in accordance with the Coastal Act. Pursuant to the Coastal Act, final action by the City Council on the LCP amendment will not occur prior to six weeks after publication and mailing of this “Notice of Availability of draft Local Coastal Program Amendment”. The LCP amendment will take effect automatically upon Coastal Commission approval.

Environmental: The Local Coastal Program Amendment is a “project” for the purposes of the California Environmental Quality Act (CEQA). However, pursuant to the CEQA Guidelines, Section 15061, there is a general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Although, the Text Amendment and Local Coastal Program Amendment propose to increase the building height limit from 35 feet to 55 feet within the Coastal Service Commercial (CS) Zone District, the increase in height will be consistent with the height limit for the inland Service Commercial (SC) zone established under the June 2019 Inland Zoning Code Update, so should not have an impact on the visual resources.

It is certain that the Text Amendment and the Local Coastal Program Amendment to increase the building height limit from 35 feet to 55 feet within the Coastal Service Commercial (CS) Zone District will not result in a significant effect on the environment.

All interested persons are invited to comment on the draft amendment either in person at the scheduled public hearing, or in writing. Written comments on the draft amendment may be submitted at the hearing or prior to the hearing by mailing or delivering them to the Community Development Division of the Development Services Department, 531 “K” Street, Eureka, CA 95501; or by emailing them to lsavage@ci.eureka.ca.gov.

Americans with Disabilities Act: Accommodations for handicapped access to City meetings must be requested of the City Clerk, 441-4175, five working days in advance of the meeting.

Notes: If you challenge the nature of the proposed action in court, you may be limited to raising only those issues that you or someone else raised at the public hearing described in this notice or written correspondence delivered to the public entity conducting the hearing at or prior to the public hearing. The draft amendment is available for review at the Development Services Department, Community Development Division, Third Floor, City Hall. If you have questions regarding the draft amendment to the Local Coastal Program or this notice, please contact Lisa Savage, Project Manager, phone: (707) 441-4186; e-mail: lsavage@ci.eureka.ca.gov